

TERRA SURVEYING  
PARTITION PLAT  
for  
APOLLO LAND HOLDINGS, LLC

LOCATION OF SURVEY:  
A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 1 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2016 077

DATE FILED: 12/1/2016

BY: BC

OWNER:  
APOLLO LAND HOLDINGS, LLC.  
PROPERTY ADDRESS:  
4647 LOST LAKE ROAD  
HOOD RIVER, OREGON 97031

Partition Plat Number: 201614P  
Instrument received on the 14<sup>th</sup> day of  
NOVEMBER, 2016 at 9:05 A.M.

*[Signature]*  
Hood River County Director of Records  
and Assessments.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December, 2017

DECLARATION/ACKNOWLEDGMENT

We the owners of the land shown herein, hereby  
declare that this division of land has been made with  
our free consent and in accordance with our desires  
and in accordance with the provisions of ORS  
Chapter 92 and create private utility easements  
as shown. *And Joint Access*

*[Signature]* Member 10/12/16  
Derek DeBorde, Member date

State of Oregon  
County of Hood River } s.s.

This instrument was acknowledged before me on  
October 10, 2016 (date)

by Derek DeBorde  
as a representative of Apollo Land Holdings, LLC

*[Signature]*  
Notary Signature

Notary Public-OREGON  
My Commission expires: May 14, 2019  
My Commission number: 939097

I hereby certify that all taxes and assessments due  
hereon have been fully paid as required by law.

Hood River County Director of Budget and  
Finance, Treasurer/ Tax Collector

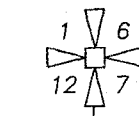
I hereby certify this partition was ex-  
amined and approved as of this 11<sup>th</sup> day  
of OCTOBER, 2016

*[Signature]*  
Hood River County Surveyor

I hereby certify this partition was ex-  
amined and approved as of this 11<sup>th</sup> day  
of OCTOBER, 2016.

Planning File Number #15-0009  
*[Signature]*  
Hood River County Planning Director

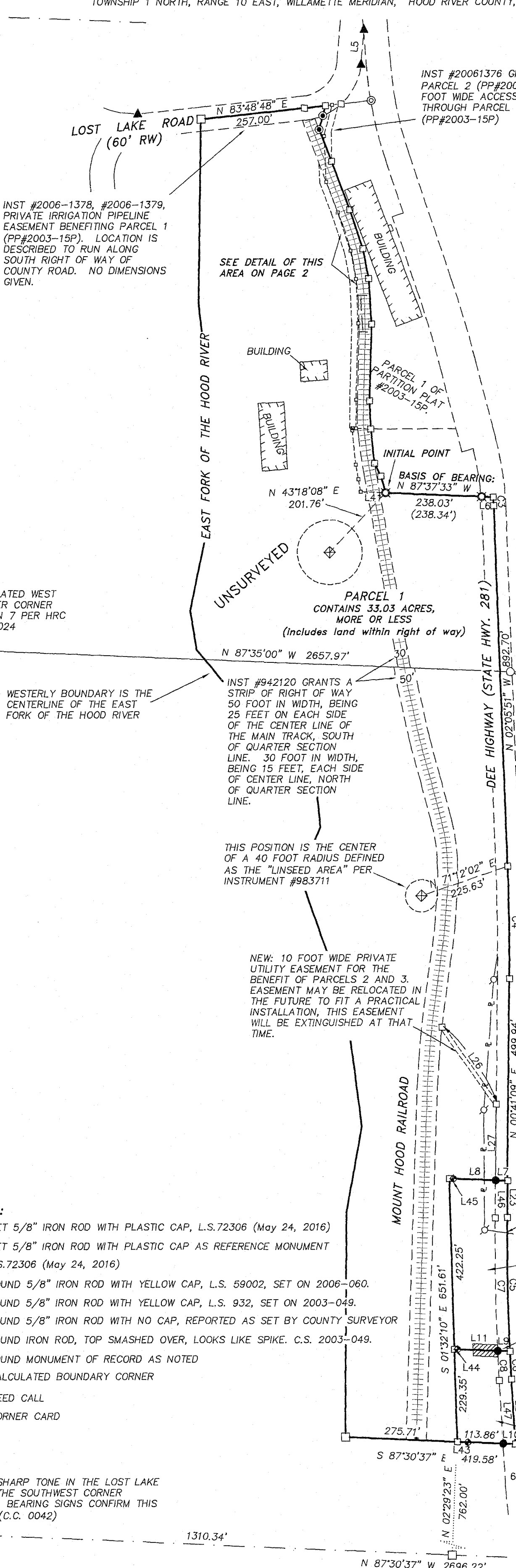
CALCULATED  
NORTHWEST CORNER  
SECTION 7 PER HRC  
SURVEY No. 92024



N 01°25'22" E  
2668.68'

CALCULATED WEST  
QUARTER CORNER  
SECTION 7 PER HRC  
No. 92024

S 01°25'22" W  
2668.68'  
(2668.68')



SURVEYOR'S CERTIFICATE

I, Erik M. Carlson, being first and duly sworn, depose and  
say that I have correctly surveyed and marked with proper  
monuments the land represented on this Partition Plat. The  
boundaries being described as:

Parcel 2 of Partition Plat No. 200315P, filed June 12, 2003,  
Hood River County Microfilm Records, being a portion of the  
West half of Section 7, Township 1 North, Range 10 East of  
the Willamette Meridian, in the County of Hood River and  
State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Bradford W.  
Perron by Deed recorded May 10, 2006, as Microfilm No.  
20062361, Hood River County Microfilm Records, described as  
follows:

Beginning at the Southwest corner of Parcel 1 of Partition  
Plat No. 200315P; thence South 87°37'33" East along the  
Southernly line of Parcel 1, 277.59 feet to the centerline of  
Hood River Highway; thence South 14°30'18" East along the  
centerline of said Hood River Highway, 26.39 feet to a point  
on a tangent curve concave Southwesterly and having a  
radius of 716.15 feet; thence Southwesterly along said  
tangent curve through a central angle of 10°39'50", an arc  
length of 133.29 feet to a point; thence North 87°37'33"  
West 268.12 feet to a 5/8" iron rod, L.S.59022, being the  
initial point of this plat; thence North 15°30'23" West 43.21  
feet to a point; thence North 26°02'56" West 34.91 feet to  
a point; thence North 06°46'19" West 84.96 feet to the  
point of beginning.

FOUND 1/2" IRON  
ROD SET ON THE  
1937 RIGHT OF WAY,  
C.S. 92024

CALCULATED CENTER  
QUARTER CORNER  
SECTION 7 PER HRC  
SURVEY No. 92024

N 87°35'00" W 1242.43' (1242.43')



NARRATIVE:

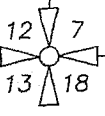
THE PURPOSE OF THIS PARTITION PLAT IS TO DIVIDE THE EXISTING TAX LOT 201, A 32.64  
ACRE PARCEL OF LAND (BASED ON THE ASSESSED ACREAGE, WHICH EXCLUDES AREA WITHIN  
RIGHT OF WAY) INTO 3 PARCELS. THIS LARGE PARCEL 2 WAS ORIGINALLY CREATED ON  
PARTITION PLAT No. 2003-15P WHICH BOUNDS ARE THE CENTERLINE OF THE EAST FORK  
OF THE HOOD RIVER AND THE CENTERLINE OF DEE HIGHWAY. SUBSEQUENTLY THIS  
BOUNDARY WAS ADJUSTED WITH THE SMALLER PARCEL 1 (C.S. 2006-060) GIVING US THE  
CURRENT CONFIGURATION. THE CENTERLINE OF DEE HIGHWAY WAS CALCULATED BASED ON  
C.S.2003-049, WHICH MATCHED THE PHYSICAL CENTERLINE. THE BOUNDARIES OF THE  
NEW PARCEL 1 WERE NOT MONUMENTED AS IT'S SIZE DOES NOT REQUIRE IT TO BE  
SURVEYED. THE CONTROLLING ELEMENTS ARE THE EAST FORK OF HOOD RIVER BASED ON  
SCALED AERIAL IMAGERY, LOST LAKE ROAD AND DEE HWY. THE BOUNDARY WITH PARCEL 1  
OF PLAT No. 2003-15P HAS REMAINING MONUMENTATION WHICH WE TIED AS SHOWN. THE  
SOUTH LINE OF THE PLAT IS LIMITED TO A LINE WHICH IS 762 FEET NORTH OF AND  
PARALLEL TO THE SOUTH LINE OF SECTION 7. I DETERMINED THE SOUTH LINE OF THE  
SECTION 7 BY USING A 1/2" IRON ROD FOUND ON THE EAST-WEST QUARTER SECTION LINE  
AND THE SOUTHWEST CORNER OF SECTION 7, BOTH WERE DIMENSIONED ON C.S. 92024.  
USING DISTANCE-DISTANCE GEOMETRY TO CALCULATE THE SOUTH QUARTER CORNER OF  
SECTION 7. MONUMENTS WERE SET AS SHOWN, NOTE THAT THE WEST BOUNDARIES OF  
PARCELS 2 AND 3 WERE REFERENCE MONUMENTS, THE CORNER IS OVER THE STEEP BANK.  
THE BASIS OF BEARING IS THE MONUMENTS FOUND ON THE SOUTH LINE OF C.S.2006-060.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENG	DELTA ANGLE
C1	154.78'	111.01'	S 27°00'35" W	108.65'	41°05'39.84"
C2	155.00'	54.29'	N 57°36'50" E	54.01'	20°04'02.92"
C3	646.10'	21.28'	S 02°59'17" E	21.28'	1°53'12.87"
C4	5729.58'	278.33'	N 00°42'21" W	278.32'	1°41'17.88"
C5	5729.58'	330.95'	N 00°58'20" W	330.90'	3°36'02.40"
C6	5729.58'	69.05'	N 02°57'37" W	69.42'	3°15'04.10"
C7	5759.58'	328.89'	N 00°58'57" W	328.86'	3°16'18.26"
C8	5759.58'	73.20'	S 02°51'51" E	73.16'	0°43'41.58"

LEGEND:

- SET 5/8" IRON ROD WITH PLASTIC CAP, L.S.72306 (May 24, 2016)
- ◆ SET 5/8" IRON ROD WITH PLASTIC CAP AS REFERENCE MONUMENT  
L.S.72306 (May 24, 2016)
- ⊠ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S. 59002, SET ON 2006-060.
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW CAP, L.S. 932, SET ON 2003-049.
- ▲ FOUND 5/8" IRON ROD WITH NO CAP, REPORTED AS SET BY COUNTY SURVEYOR
- FOUND IRON ROD, TOP SMASHED OVER, LOOKS LIKE SPIKE. C.S. 2003-049.
- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED BOUNDARY CORNER
- ( ) DEED CALL
- C.C. # CORNER CARD

FOUND A SHARP TONE IN THE LOST LAKE  
ROAD AT THE SOUTHWEST CORNER  
SECTION 7, BEARING SIGNS CONFIRM THIS  
POSITION. (C.C. 0042)



TERRA SURVEYING

P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
DATE: APRIL 16, 2016  
PROJECT: 13131PART  
SCALE: 1" = 200'  
ASSESSORS MAP: 1N-10E-07 TL 201

CS# 2016 077-1

TERRA SURVEYING  
PARTITION PLAT  
for  
APOLLO LAND HOLDINGS, LLC

LOCATION OF SURVEY:  
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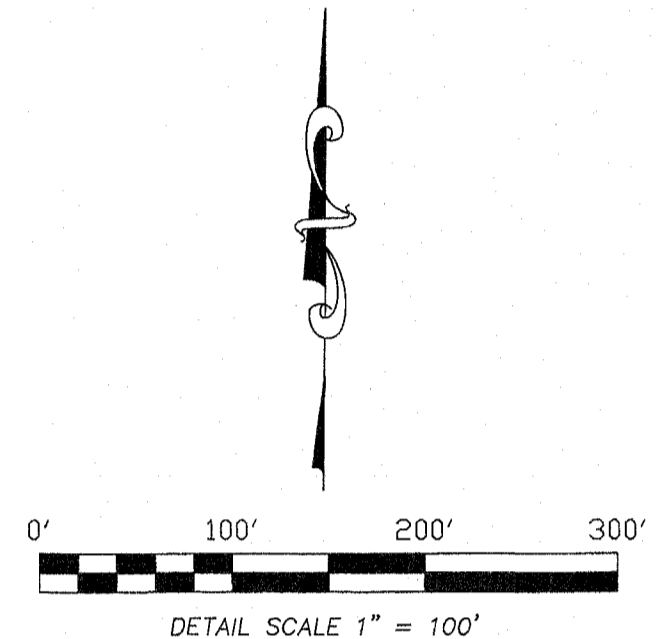
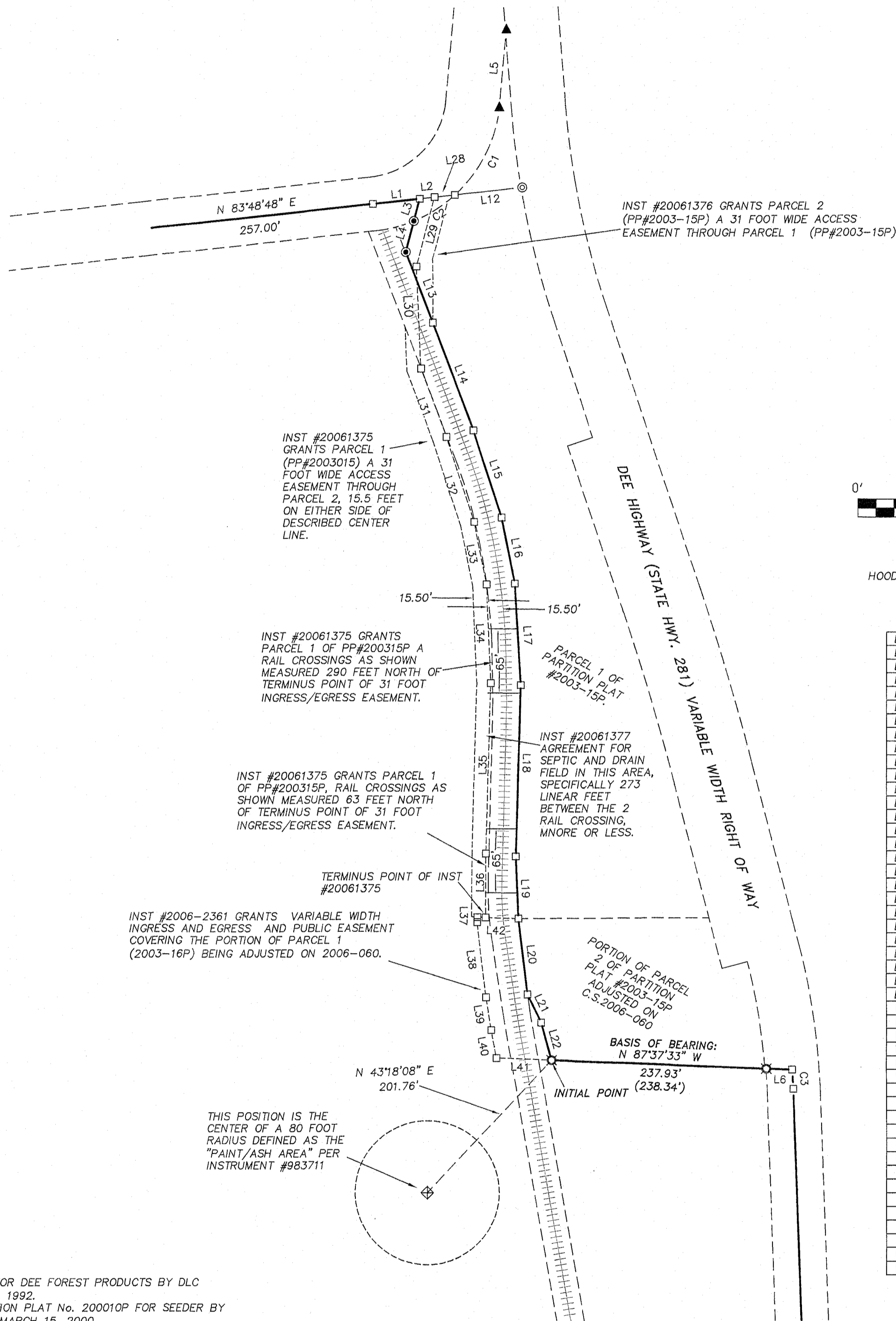
HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

CS# 2016 077

DATE FILED: 12/1/2016

BY: *ESL*

OWNER:  
APOLLO LAND HOLDINGS, LLC.  
PROPERTY ADDRESS:  
4647 LOST LAKE ROAD  
HOOD RIVER, OREGON 97031



BASIS OF BEARING:  
HOOD RIVER COUNTY SURVEY NO. 2003049

LINE	BEARING	DISTANCE
L1	N 83°48'48" E	52.27'
L2	N 83°48'48" E	16.58'
L3	N 14°41'02" E	25.52'
L4	N 14°41'02" E	35.39'
L5	N 05°00'49" E	87.02'
L6	N 87°37'33" W	30.09'
L7	N 87°30'37" W	30.00'
L8	N 87°30'37" W	114.60'
L9	N 87°30'37" W	30.00'
L10	N 87°30'37" W	30.00'
L11	N 87°30'37" W	107.80'
L12	N 83°51'07" E	75.07'
L13	N 20°51'31" W	84.48'
L14	N 20°51'31" W	127.96'
L15	N 18°00'10" W	101.92'
L16	N 11°17'20" W	74.84'
L17	N 03°23'10" W	113.34'
L18	N 01°37'53" E	190.23'
L19	N 02°25'29" W	69.04'
L20	N 06°46'19" W	84.96'
L21	N 26°02'56" W	34.91'
L22	N 15°30'23" W	43.21'
L23	N 00°41'09" E	90.96'
L24	N 03°07'36" W	160.83'
L26	S 35°00'00" E	232.44'
L27	N 00°36'03" E	188.35'
L28	N 83°48'48" E	22.79'
L29	N 14°36'45" E	79.65'
L30	S 02°35'03" E	47.77'
L31	S 20°53'02" E	81.14'
L32	N 18°01'38" W	99.41'
L33	N 11°18'51" W	70.93'
L34	N 02°24'41" W	109.89'
L35	N 01°36'22" E	189.25'
L36	N 00°24'19" E	70.03'
L37	N 02°25'29" E	5.61'
L38	N 06°46'19" W	84.17'
L39	N 08°57'53" W	37.05'
L40	N 10°48'55" W	31.47'
L41	N 87°37'33" W	61.23'
L42	S 87°35'58" E	46.16'
L43	N 87°30'37" W	35.00'
L44	N 87°30'37" W	8.00'
L45	N 87°30'37" W	10.00'
L46	S 00°41'09" W	93.00'
L47	S 03°07'36" E	156.70'

**REFERENCE:**

- C.S. No. 92024. SURVEY FOR DEE FOREST PRODUCTS BY DLC (L.S.1028) FILED APRIL 9, 1992.
- C.S. No. 2000-018 PARTITION PLAT No. 200010P FOR SEEDER BY WYEAST (L.S.2393). FILED MARCH 15, 2000.
- C.S. No. 2002-080, PARTITION PLAT No. 200225P FOR VON FLOTOW BY WYEAST (L.S.2393). FILED DEC. 16, 2002.
- C.S. No. 2003-049, PARTITION PLAT No. 200315P FOR PERRON BY KLEIN (L.S.932) FILED JUNE 17, 2003.
- C.S. No. 2004-013, PLA SURVEY FOR PERRON BY KLEIN (L.S.932) FILED APRIL 1, 2004.
- C.S. No. 2006-060, PLA SURVEY FOR PERRON BY KLEIN (L.S.59002) FILED JULY 12, 2006.

**LEGEND:**

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- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED BOUNDARY CORNER
- ( ) DEED CALL
- C.C. # CORNER CARD

**EXISTING EASEMENTS (SORT REPORT MAY 4, 2016):**

- #4 PACIFIC POWER AND LIGHT, BOOK 35, PAGE 16, NO ATTACHMENT OF LOCATION ON EASEMENT.
- #5 PACIFIC POWER AND LIGHT, BOOK 47, PAGE 121, MODIFIED ON INST #912569, DETAILS SUBSTATION.
- #6 PACIFIC POWER AND LIGHT, INST #921750, SUBSTATION, "ALL RIGHTS HERE UNDER SHALL CEASE IF AND WHEN SUCH LINE SHALL HAVE BEEN ABANDONED OR REMOVED". SUBSTATION REMOVED.
- #7 MT. HOOD RAILROAD, INST #942120, 30 FOOT WIDE AT NORTH, 50 FOOT WIDE SOUTH. THIS EASEMENT SHOWS POLES AS "MILL POWER POLE" POSSIBLE SERVICE LINES FOR MILL.
- #8 EQUITABLE SERVITUDE AND EASEMENT, INST #983711, RADIUS SHOWN.
- #9 PROPERTY LINE ADJUSTMENT, INST #985830.
- #10 ASSIGNMENT OF WATER RIGHTS, INST #20030899, DID NOT EXPLORE.
- #11 NON-EXCLUSIVE ACCESS EASEMENT AND ROAD MAINTENANCE AGREEMENT INST #2006-1375, AS SHOWN.
- #12 NON-EXCLUSIVE ACCESS EASEMENT AND ROAD MAINTENANCE AGREEMENT INST #2006-1376, AS SHOWN.
- #13 SEPTIC TANK AND DRAIN FIELD AGREEMENT, INST #2006-1377, AS SHOWN.
- #14 WATER EASEMENT AND MAINTENANCE AGREEMENT, INST #2006-1378. WATER PIPELINE FROM PROPERTY ON WEST SIDE OF THE HOOD RIVER, SERVING PARCEL 1 OF PARTITION PLAT #2003-15P. PIPE LINE LOCATION UNCERTAIN.
- #15 WATER EASEMENT AND MAINTENANCE AGREEMENT, INST #2006-1379, PIPELINE ACROSS PARCEL 2, PARTITION PLAT 2003-15P, SERVING PARCEL 1 OF PARTITION PLAT 2003-15P.
- #16 EASEMENT GRANTED TO BRADFORD W. PERRON, INST #2006-2361, CORRECTION IN DEED.
- #17 PROPERTY LINE SETTLEMENT AGREEMENT, INST #200702258, THIS DOCUMENT AGREES TO THE CENTERLINE OF THE RIVER AFTER 2007 FLOOD, WHEREAS THE RIVER MOVED.
- #18 AMENDED EASEMENT FOR PIPELINE, INST #2014-03224 (AMENDED INST #2014-03223), THIS DOCUMENT DESCRIBES A PIPE LINE "ALONG THE SOUTHERN EDGE OF COUNTY ROAD RIGHT OF WAY" EXHIBIT A OF THIS DOCUMENT SHOWS APPROXIMATE LOCATION.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Erik M. Carlson*  
OREGON  
December 30, 2005  
ERIK M. CARLSON  
72306  
Expires: December, 2017

**TERRA SURVEYING**

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